

WILMINGTON Annexation Answers

Spring 2008-09

Building a Stronger Community

City of Wilmington Public Information Report
Special Report on Annexation

I'm a city resident —why should I care about annexation?

City considers annexation of Monkey Junction

The Wilmington City Council has begun steps to annex the Monkey Junction area into the city limits.

The city is looking at the Monkey Junction area because it connects to existing city limits and is very urban, with many businesses and a large number of people in a small area.

For 50 years, North Carolina's annexation laws have helped keep tax rates low for city residents and businesses, attract new jobs and protect property values, and promote the environmental and good financial health.

What are the benefits of annexation to city residents?

There are many benefits of annexation to city residents. Here are just a few of the most important:

Manage Growth and Lower Taxes

Annexation is a cost-effective way to manage growth and helps keep property tax rates lower. When there is an adequate tax base, then tax rates can be lower and still provide adequate revenues to meet residents' needs.

Share Costs of City Services

Annexation helps share the costs of city services to people who benefit from them.

City Residents Provide Services

In North Carolina, city residents pay 60 percent of the property taxes used to provide county services in unincorporated areas.

Annexation helps spread the cost for the advantages of living close to a city among those who benefit from them.

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In addition, annexation encourages orderly growth and provides standardized services to those who live in the annexation area. It also provides residents the opportunity to have a say in how services are developed and funded by voting.



People in unincorporated areas pay zero property taxes for city services from which they benefit.

Cities/towns decline without annexation. Without the ability to expand, most cities begin to lose population, their inner cities decline and property values decrease.



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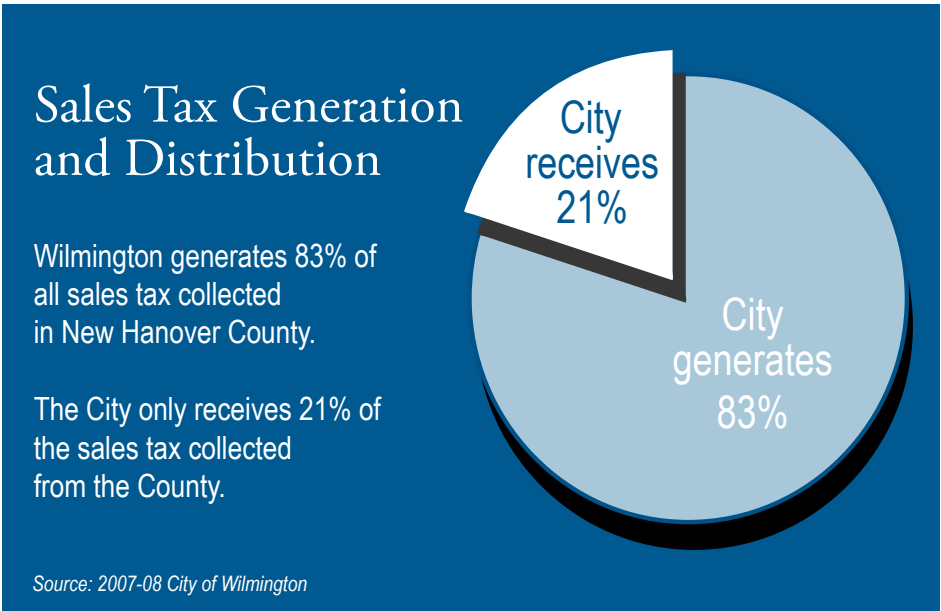
How do city residents subsidize near-city areas?

City residents subsidize near-city areas in two ways.

1. As a city resident, your property taxes pay for services that near-city residents use every time they enter the city to work, shop or recreate. They utilize city streets, city sidewalks, city police and fire protection and city traffic control.
2. Most of the sales tax generated in the city is not returned to the city, it is returned to the county.

Taxable sales within the city account for 83% of the taxable sales within all of New Hanover County; however, only 21% of the actual sales tax dollars are returned to the city.

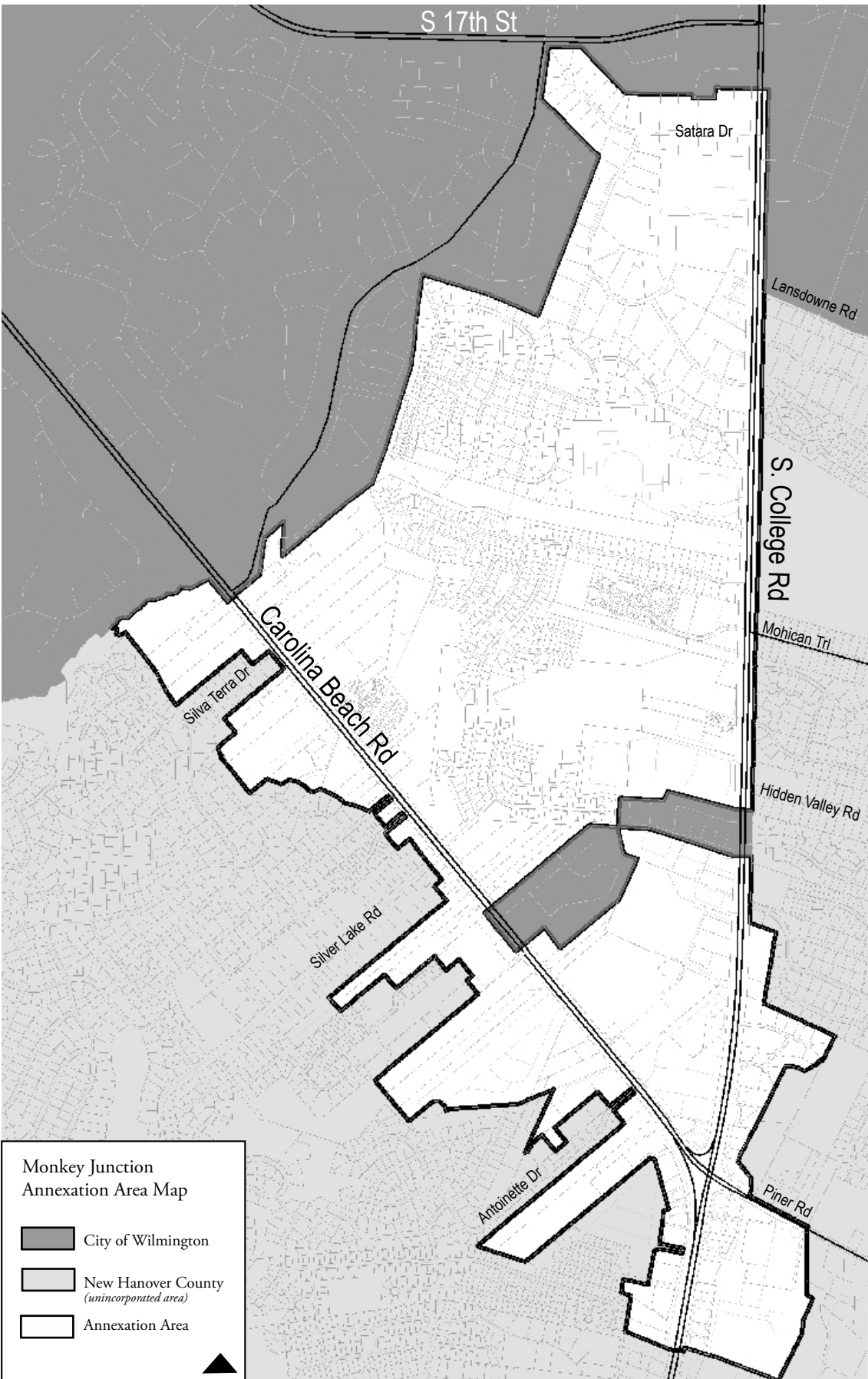
The rest of this money goes to the beach communities and the county, which is able to keep its property taxes lower because of this subsidy that city residents are paying.



City staff use a vector truck for stormwater control



City staff pick up neighborhood recycling materials



Wilmington is the region's economic hub

The City is the core of economic activity in our region. A strong core makes for a strong regional economy. Three major indicators point to Wilmington as the primary economic engine for our area: sales taxes, top employers and amenities.

- Businesses inside the city limits accounted for 83% of all sales tax collected in New Hanover last year, but the city received only 21% of those sales tax revenues.
- Most of the remaining money - 74% - goes to New Hanover County, which is able to keep its property taxes lower because of this subsidy by city taxpayers.

- Not only is most business conducted inside the city limits, but the majority of facilities for top employers are also located within the city limits, including: New Hanover Regional Medical Center, PPD, Verizon, and UNCW.
- The downtown Riverwalk is the area's #1 tourist attraction. Also, our historic downtown, shopping and other attractions bring thousands of residents and visitors to our city each year.



Riverwalk: Area's #1 Attraction

For information on annexation visit: wilmingtonnc.gov

Key Dates:	
February 17	Service Plan approved
March 26 6:30 pm	Public Informational meeting Council Chambers, 2nd Floor City Hall, 102 N. 3rd St.
April 2 6:30 pm	Public Informational meeting Cordington Elementary School, 4321 Carolina Beach Rd.
April 7 6:30 pm	Public Hearing City Council Meeting Council Chambers, 2nd Floor City Hall, 102 N. 3rd St.
May 6	Final annexation vote
June 2010	Annexation goes into effect

About the Meetings:

Public Informational Meetings:
March 26 and April 2
At the informational meetings, the plan for providing city services to the Monkey Junction area will be explained. Anyone who lives or owns property in the annexed area, as well as current city residents, are invited to attend to ask questions and receive information about the proposed annexation.

Public Hearing:
April 7
At the public hearing, the plans for extending municipal services will be explained. Anyone who lives or owns property in the area, as well as all current city residents, will have an opportunity to provide input at the meeting. The public hearing will be cablecast live to local Time Warner cable subscribers on channel 8 (GTV8) and a live webcast will be available on the city's website at www.wilmingtonnc.gov.

The details of annexation

Annexation is the process which legally allows a city or town to expand its boundaries. It may be requested by citizens or initiated by cities. North Carolina state law recognizes that city-initiated annexations are necessary for the long-term growth and vitality of cities.

The Wilmington City Council is in the process of reviewing both voluntary and city-initiated annexation opportunities that benefit both current city residents specifically and the city in general. The city is working on an annexation masterplan that will be presented to City Council this spring that will outline some of these opportunities. The masterplan will be in addition to ongoing discussions for voluntary annexations.

The state has established guidelines that define what areas may be annexed.

State Guidelines:

- North Carolina law specifies that at least 12.5 percent of the boundary of the annexed area must be adjacent to the existing city limits - 24.5 percent of the proposed Monkey Junction annexation area adjoins the city's border.
- The city must provide all services offered to current residents to the annexed residents within a specified time frame, generally within 24 months.

State Criteria:

Urban in nature:

- Contiguous to city limits
- At least 2.3 residents per acre
- At least 60% non-agricultural lots

Monkey Junction Area Characteristics:

Urban in nature:

- Contiguous to city limits
- 3.75 residents per acre
- 88% non-agricultural lots

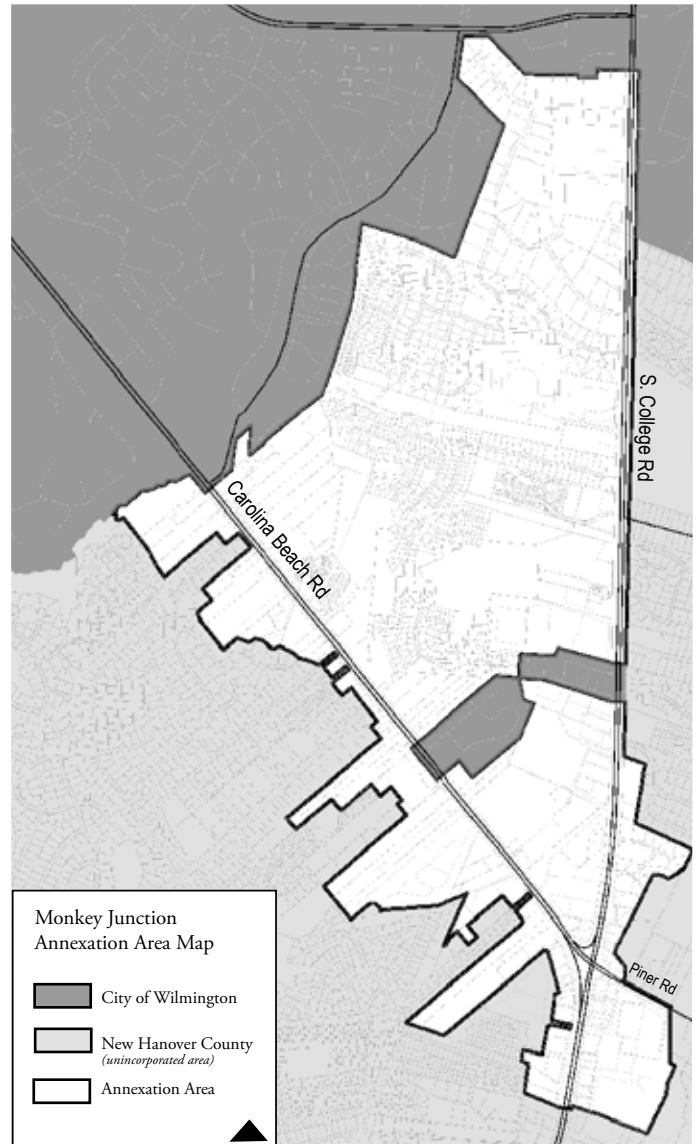
Annexations Past and Present:

Annexation (Year)	Area (Square Miles)	Residents (Population)
1995	10	10,000
1998	9.27	13,000
2009	1.62	3,900

What's different today?

Monkey Junction area:

- smaller area than past annexations
- better understanding of what's required
- full organizational commitment to meet state requirements



Monkey Junction Area at a Glance

- Approximately 1.62 square miles
- Estimated 3,900 people

Land use	Acres	% total
Residential	327.33	31.48
Commerical	301.21	28.97
Industrial	25.39	2.44
Institutional	147.51	14.19
Governmental	0	0
vacant/undeveloped	238.23	22.91